



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD13-32

**APPLICANT:** Thomas J. Rose  
dba Rock Creek Research

**DATE:** December 5, 2013

**LOCATION:** 2795 Broce Drive  
**WARD:** 8

**TO:** Interested Neighbors

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a proposed Private School/Early Education Center

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider Special Use for a Private School/Early Education Center (day care). This property is currently zoned I-1, Light Industrial District, and a Special Use will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 19, 2013 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

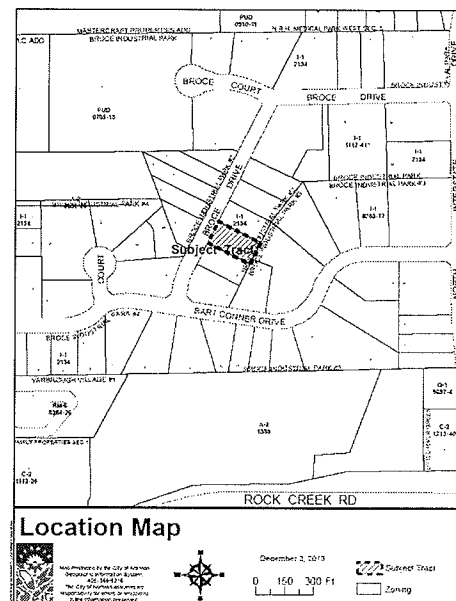
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 9, 2014 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Paul Maus, (405) 650-1581 between 8:00 a.m. and 6:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 13-32

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Thomas J. Rose dba. Rock Creek Research	<b>ADDRESS</b> 2795 Broce Dr. Norman, OK	<b>Mailing Address:</b> 4801 W. Two Lakes Ave. Norman, OK 73072
<b>EMAIL ADDRESS</b> MAUSPD@aol.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Paul Maus (405) 650-1581 <b>BEST TIME TO CALL:</b> 8 am - 6 pm, (except 10-near)	

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at 2795 Broce Dr. Norman, OK  
Broce Industrial Park 2, Lot 4, BLK 2

and containing approximately .71 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The entire property will be used as a private school/early education center. The property contains 2 buildings - 1 is 6000 sq. ft. and another directly behind it that is 5000 sq. ft. The area has changed dramatically since it was originally zoned. The area has moved to being a commercial area serving children & families. The small area presently contains 7 child-oriented businesses within a 400 ft. radius of the property that bring children into the <sup>(exh. 1)</sup> area. The property is approx 1/2 mile from the NRH Healthplex, and a retirement center is located immediately next to the properties on the North side of Broce Dr. The impact to nearby owners is none negative, and many positive including bringing others to the area and making the area more pleasing with improvement.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☐ Rezoning to \_\_\_\_\_ District(s)  
☒ Special Use for Private School  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: I-1

Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: yes

Received on:

12-2-13

at 1:38 a.m. pm

by [Signature]

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Broce Drive

Building

Building  
2795

Broce Drive

Building

Play  
Ground